

CITY OF GLOUCESTER

CONSERVATION COMMISSION

MINUTES

WEDNESDAY July 16, 2014 - 7:00 PM
City Hall, 2nd Floor, Kyrouz Auditorium
Robert Gulla Chair

Members Present: Robert Gulla, Chair, Ann Jo Jackson, Charles Anderson, Barry Gradwohl, John Feener, Helene Shaw- Kwasie, Robert Sherman
Staff: Ken Whittiker, Agent, Pauline Doody, Recording Clerk

I. PUBLIC COMMENT - none

IV Block 1* New Projects

NEW Request to Amend: 9 Diamond Avenue: Submitted by Diane Gustin
(Represented by wetlands) for the acceptance of a modified (reduced) building footprint.

Presenter: Bill Manuell, Wetlands & Land Management

Mr. Manuell explained to the commission that 9 Diamond Avenue had been previously approved. The amended plan includes a change to the driveway. There is 1-1 mitigation for increase in impervious. The well will be lowered and not re-drilled.

Public Comment: None

Motion: To approve the amendment at 9 Diamond Avenue.

1st: Robert Sherman

2nd: Barry Gradwohl

Vote: Approved 6-0

New Minor Modification: 728 Washington Street: Submitted by Harry Gold
(Represented by Matt Araneo) for the purpose of changing the configuration of
(but not number of) mitigation plantings.

Presenter: Matt Araneo

Mr. Araneo explained that the owner would like to spread out the planting on the property instead of placing them all by the water. The homeowner wants to have more lawn space.

Commission Comments:

Mr. Feener stated that spreading the plants all around the property will not help the environment or provide an area for a habitat.

Mr. Gulla explained that the reason the commission wants the mitigation where it was originally approved was is because it is by the resource. Mr. Gulla asked Mr. Araneo to

come back to the commission with a detailed plan. As presented It is meaningless for what the commission is trying to protect. The commission concurred.

Motion: To continue the Minor Modification for 728 Washington Street for the purpose of changing the configuration of (but not number of) mitigation plantings to August 6, 2014.

1st: Helene Kwasie- Shaw

2nd: John Feener

Vote: Approved 6-0

NEW RFD: 131 Essex Avenue: Submitted by PaoloD'Angelo (Represented by Gregory Cefalo) for demolition and reconstruction of a garage. (Map 218, Lot 28)

Presenter: Gregory Cefalo 4 Hammond S

Mr. Cefalo stated that the existing structure will be removed and replaced. The property is surrounded by a concrete wall. The increase in the structure is the width not the depth and is going over lawn.

Commission Comments:

Mr. Feener requested a shade tree to be planted which will encourage a bird habitat. Mr. Gulla concurred.

Public Comment: None

Conditions:

- **Shade tree 2/12 caliper tree to be planted in back corner of lot.**
- **Dumpster to be placed within the walled area and covered daily.**

Motion: Negative Determination for 131 Essex Avenue for demolition and reconstruction of a garage. (Map 218, Lot 28)

1st: John Feener

2nd: Helene Kwasie- Shaw

Vote: Approved 6-0

NEW NOI: 48 Presson Point: Submitted by Stephen Lamson (Represented by Gateway Consultants) for re-construction of a single family house and repair of a seawall. (Map 230, Lot 120, 121)

Presenter: John Judd Gateway Consultants

Mr. Judd explained that the site s a 12,000 s.f. lot on Little River. The project includes the reconstruction of the cottage and repair of the seawall. The wall will be a 2-3' high granite wall. The dwelling will be pulled back 8 feet and the deck is pulled back 9 feet. The proposed dwelling and garage is 1600 s.f. and driveway is pervious. There is an increase in impervious. A mitigation plan has been submitted.

Commission Comments:

Mr. Feener stated that there will be issues with the soil texture of the area underneath where the building is pulled back. It will be hard and compacted and will cause and increase in water velocity. He stated that the top 2-3 inches of topsoil be broken up and

replaced with fresh soil and then crushed stone be added. Planting areas should be where the lowest point of the driveway would be.

Mr. Gulla stated that the wall work is to be done first.

Public Comment: None

Conditions:

- **Seawall** to be constructed first
- **¾ stone skirt 2-3 feet wide to be placed under deck**
- **L shaped planting area near stairs to Ocean.**
- **2 inches of topsoil to be replaced with new soil**

Motion: To approve 48 Presson Point for re-construction of a single family house and repair of a seawall. (Map 230, Lot 120, 121)

1st: John Feener

2nd: Barry Gradwohl

Vote: Approved 6-0

V Block II* Continued Projects

Continued NOI: West Parish School Phase II: Submitted by City of Gloucester (Represented by Nitsch Engineering) for the construction of a school, parking area, utilities and fields. (Map 229, Lot 22).

Presenter: Sandy Brock, Nitsch Engineering

Ms. Brock stated that she met with the peer reviewer on July 2 and the plans have been updated in response to the reviewer's comments. She gave an updated overview of the project in its entirety.

Commission Comments:

Mr. Gulla asked about the life expectancy of the bio retention basins, how they would be monitored, and what the plan in case of failure.

Ms. Brock explained the construction of the basins stating that it will be constructed properly, protected, and the vegetation must be maintained.

Mr. Feener stated that he would like to have the basin be able to maintain itself for two years to get established. Having money invested initially in short term growth plants will help it get established. Mr. Feener also requested that if a sinkhole appears that the commission be notified in perpetuity.

Public Comment: None

Motion: To continue the project at West Parish School Phase II for the construction of a school, parking area, utilities and fields. (Map 229, Lot 22) to August 6, 2014

1st: Helene Kwasié- Shaw

2nd: Robert Sherman

Vote: Approved 7-0

Continued NOI 15 Mount Locust Place: Submitted by James Davis (Represented by Hayes Engineering) for the purpose of installing two retaining seawalls (Map 140, Lot 25). Applicant will also discuss the discrepancies of the previous permit and how to bring that permit/project back into compliance with approved plan so it can be issued a certificate of compliance.

Motion: To continue the project at 15 Mount Locust Place for the purpose of installing two retaining seawalls.(Map 140, Lot 25) to August 20, 2014.

1st: Robert Sherman

2nd:John Feener

Vote: Approved 7-0

Continued NOI #28-2345: 486 Washington Street: Submitted by Richard Mazzucotelli (Represented by Self) for the construction of an addition to a single family house. (Map 10, Lot 11)

Motion: To continue the project at 486 Washington Streetfor the construction of an addition to a single family house. (Map 10, Lot 11) to August 6, 2014.

1st: Helene Kwasie- Shaw

2nd: Robert Sherman

Vote: Approved 6-0 with Mr. Sherman abstaining

Continued NOI: 4-6 Eastern Point Blvd.: Submitted by James Bordinaro (Represented by J. Michael Faherty) for the purpose of invasive species removal. (Map 113, lots 10, 26).

Motion: To continue the project at 4-6 Eastern Point Blvd for the purpose of invasive species removal. (Map 113, lots 10, 26) to August 6, 2014.

1st: Helene- Kwasie- Shaw

2nd: Robert Sherman

Vote: Approved 7-0

Robert Gulla recused himself

Continued Local Only RDA: 275 Concord Street: Submitted by Gary Marcelynes for the construction of a single family home in the outer 200 feet of ACEC buffer.

Presenter: Gary Marcelynes

Mr. Marcelynas stated he purchased the property and a small portion of the single family residence in within the buffer. The rest of the house is out of the buffer. An Ash tree will be removed and is in buffer. The grade will be leveled for grass. The tree will be replaced according to mitigation guidelines.

Commission Comments:

Mr. Feener stated that that the Ash tree will have a substantial root system and to cut the roots before ripping out the stump. Another option would be to grind the stump down instead of removing it completely.

Public Comment: None

Conditions:

- Tree location to be on upward slope
- 1000 s.f of mitigation plantings

Motion: Negative determination for the project at 275 Concord Street for the construction of a single family home in the outer 200 feet of ACEC buffer.

1st: John Feener

2nd: Charles Anderson

Vote: Approved 5-0 with Mr. Sherman abstaining.

Mr. Gulla rejoined the commission.

Continued NOI: 97 Leonard Street: Submitted by Richard Novak (Represented by John Dick) for the purposes of wetland restoration, remodeling and landscaping.

Motion: To continue the project at 97 Leonard Street) for the purposes of wetland restoration, remodeling and landscaping.

1st: Helene Kwasie-Shaw

2nd: Ann Jo- Jackson

Vote: Approved 7-0

RDA: 5 Butler Ave

Mr. Whittiker stated that an Emergency Certification was issued for an unsafe deck. The deck is in the exact same footprint.

Motion: To continue to the project at 5 Butler Ave to August 6, 2014.

1st: Ann Jo Jackson

2nd: John Feener

Vote: Approved 7-0

VII. AS TIME PERMITS: COMMISSION BUSINESS

A. Requests for Letter Permits/Modifications.

New Minor Modification: 5 Reef Knot: Submitted by Barry Garvin (Represented by Self) for a change in construction methodology.

Presenter: Barry Garvin

Mr. Garvin explained that the contractor came out to inspect the site and said that the rocks are sitting on the mud and are not stable for a pier. The Harbormaster and Shellfish Warden agreed. The new plan has a longer gangway with a fixed pier.

Deborah Eliason, 470 Washington St.

Ms. Eliason stated that she is an abutter to the project and has an easement over the area which is a reserve area that goes over mudflats. The original plan was done by an engineer, but the modified plan is not. It is not scaled. She stated that her concern is to make sure it keeps out of the reserve area. If it outside the reserve area I will have no problem with the plan. The plan should have more detail and be signed by an engineer.

Roberta Sutherland, 3 Kneef Knot Way.

Ms. Sutherland stated that the detail of the plan is important because of past issues that have occurred. She concurred with Ms. Eliasons statements.

Commission Comments:

Mr. Gradwohl asked for the letter from the Harbormaster and Shellfish Warden be placed in the file.

Mr. Gulla requested that the plan be reviewed and signed by the engineer with measurements added.

Motion: To continue the project at 5 Reef Knot for a change in construction methodology to August 6, 2014.

1st: Robert Sherman

2nd: Barry Gradwohl

Vote: Approved 7-0

VII. AGENT'S REPORT ON VIOLATIONS: Updates/Investigations

Mr. Whittiker reported to the commission on two current violations;

88 Holly St. – has clearing of vegetation. He stated he will be visiting the site on Friday.

Duley Lane- clearing on town land.

Motion: To Adjourn

1st: Robert Sherman

2nd: John Feener

Vote: Approved 7-0